

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R102921

Property Information

property address: 2907 TODD 801 Dellwood

legal description: MIRZA SUBD. BLOCK 1, LOT 3

owner name/address: TEXAS-VILLA MARIA RETAIL, LP

ATTN: REALM REALTY CO

900 TOWN AND COUNTRY LN

HOUSTON, TX 77024-2229

full business name: UPS Store ; vacant

land use category: Comm. retail

type of business: mail center

current zoning: C2

occupancy status: occupied / vacant

lot area (square feet): 16,487

frontage along Texas Avenue (feet): n/a

lot depth (feet): 151.17 ft

sq. footage of building: 2,500

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

lot width: 115.16 ft

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1

type of buildings (specify): Concrete

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1992 26665 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 26

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 13 x 7 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: excellent

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: very minimal

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

